

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Columbus-Muscogee**

State: **GA**

PJ's Total HOME Allocation Received: **\$19,903,116**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	10		
Program Progress:							
% of Funds Committed	92.85 %	94.66 %	7	92.82 %	47	47	
% of Funds Disbursed	90.03 %	82.72 %	2	82.38 %	78	76	
Leveraging Ratio for Rental Activities	0.04	3.6	8	4.55	1	1	
% of Completed Rental Disbursements to All Rental Commitments***	80.07 %	75.29 %	8	80.69 %	32	26	
% of Completed CHDO Disbursements to All CHDO Reservations***	57.80 %	48.52 %	5	67.01 %	30	29	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	69.80 %	65.92 %	7	79.23 %	17	19	
% of 0-30% AMI Renters to All Renters***	53.60 %	32.53 %	4	44.47 %	71	67	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	74.40 %	90.94 %	10	93.93 %	6	5	
Overall Ranking:				In State:	6 / 10	Nationally:	16 / 18
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$10,845	\$12,788		\$24,984	500 Units	32.10	%
Homebuyer Unit	\$5,756	\$16,185		\$14,192	940 Units	60.30	%
Homeowner-Rehab Unit	\$23,862	\$27,771		\$20,036	119 Units	7.60	%
TBRA Unit	\$0	\$1,358		\$3,164	0 Units	0.00	%

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Columbus-Muscogee GA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$10,953	\$74,552	\$23,794
State:*	\$49,604	\$62,729	\$28,582
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.83

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	44.6	31.4	26.1	0.0
Black/African American:	53.8	64.2	73.1	0.0
Asian:	0.5	0.1	0.0	0.0
American Indian/Alaska Native:	0.0	0.5	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.8	0.0
Asian/Pacific Islander:	0.0	0.3	0.0	0.0

ETHNICITY:

Hispanic	1.1	3.3	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	74.4	29.9	56.3	0.0
2 Persons:	14.2	28.0	26.1	0.0
3 Persons:	7.1	23.9	10.9	0.0
4 Persons:	2.6	11.7	4.2	0.0
5 Persons:	1.3	4.6	1.7	0.0
6 Persons:	0.0	1.4	0.8	0.0
7 Persons:	0.3	0.5	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	45.1	29.8	19.3	0.0
Elderly:	40.6	1.0	43.7	0.0
Related/Single Parent:	5.0	46.5	7.6	0.0
Related/Two Parent:	2.1	14.3	21.8	0.0
Other:	7.1	8.4	7.6	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	53.6	0.2 [#]
HOME TBRA:	0.0	
Other:	2.6	
No Assistance:	43.8	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Columbus-Muscogee



State: GA

Group Rank: 16
 (Percentile)

State Rank: 6 / 10 PJs

Overall Rank: 18
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	80.07	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	57.8	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	69.8	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	74.4	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.73	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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